

APARTMENT LEASE

The Landlord and the Tenant agree to lease the Apartment for the Term and at the Rent stated, as follows: The words Landlord and Tenant include all Landlords and all tenants under this Lease.

Landlord 140-71 STREET LLC

Tenant ANDRE MATHEWS

Type names of all adult tenants who will live in the Condo. Each must sign this Lease

156 HUDSON AVENUE

Address in country for receipt of notices

RIDGEFIELD PK NJ 07660

Apartment

4

in the Building at 140-71 st Street Guttenberg

NJ 07093

Date of Lease

April 22, 2006

Rent for the term is \$ 8736

Term One Year

The Rent is payable in advance on the first day of each month, as follows: \$ 728/

Beginning May 1, 2006

Ending April 30, 2007

Security \$ 700/- deposited at _____

Name and address of bank, savings and loan association, or investment company

NO PETS

Apt. Shall be occupied

by

ANDRE & HIS SON

\$25.00

A \$50.00 late charge will be collected for any rent received after the 5th of the month. A \$50.00 fee will be charged for all returned checks.

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*OMS
ADM*